



**MINUTES NO. 2023-09-WS
PUBLIC WORK SESSION OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
AUGUST 28, 2023**

The Madison City Council met for a public work session on Monday, August 28, 2023, at 4:00 p.m. in the Council Chambers of the Madison Municipal Complex, Madison, Alabama. Noting that a quorum was present, the meeting was called to order at 4:00 p.m. by Council President Ranae Bartlett.

The following elected governing officials were in attendance:

Mayor Paul Finley	Arrived @ 4:52
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Arrived @ 4:20
Council District No. 4 Greg Shaw	Present
Council District No. 5 Ranae Bartlett	Present
Council District No. 6 Karen Denzine	Present
Council District No. 7 John Seifert	Present

City Officials in attendance were City Clerk-Treasurer Lisa D. Thomas, City Attorney Brian Kilgore, Director of Information Technology Support Technician Chris White, and Director of Development Services Mary Beth Broeren, City Administrator Steven Smith, Information Technology Support Technician Toby Jenkins, Director of Finance Roger Bellomy, City Engineer Michael Johnson

PLAN THREE OF THE REDISTRICTING MAP

Director of Development Services Mary Beth Broeren acknowledged that due to the input from the public and council, the consultant prepared plan three, which met statutory requirements in terms of one person one vote. She pointed out that districts 3,4,1 and 2 are in the negative due to the anticipation for future growth. Council President Bartlett opened the floor for the Council Member's comments.

President Bartlett asked Director of Development Services Mary Beth Broeren to clarify that regardless which map is chosen, it's impossible to keep all neighborhoods together without splitting, even after several iterations to try to keep them whole.

Council President Bartlett asked the Council if map three was the chosen one to move forward with for a public hearing, publishing, and legal description. President Bartlett opened the floor to allow the Council Members to comment and make observations about plan three. All council members agreed to move forward with plan 3.

COUNCIL SPECIAL PROJECTS

Council President Bartlett gave an update on the special projects fund. She pointed out that there is money left over and that several items have been submitted along with cost estimates.

Item	Details	Cost Estimate
Police K-9 Shelter	• Move K-9's over to Celtic Drive for safer location due to construction behind City Hall • Move can be completed in a few weeks • Chain link fence • Individual fencing • Individual pads for the dogs • Eight-foot privacy fencing all the way around • Covered for weather purposes • Vet service cost- In progress	\$14,000 + vet service cost in progress
Picnic Tables	• Shipped and received by the end of September. • Kids Kingdom site	\$3,000

TOYOTA FIELD IMPROVEMENTS

Director of Development Services Mary Beth Broeren reminded Council that in January there had been a work session regarding Toyota Field and the fact that Major League Baseball adopted standards that applied to all minor league facilities and that audits were conducted and based upon the audit findings certain items may or may not need to be completed. She reminded the council that in January the anticipated items in the handout were reviewed.

The Director of Development Services Mary Beth Broeren shared that the preliminary audit indicated the amount for the initial phase of improvements. Also, an estimate was given for a new visitor clubhouse which Council in January authorized the expenditure of up to \$300,000 from the venue maintenance fund for phase one improvements.

The Director of Development Services, Mary Beth Broeren, along with the Council, continued to discuss at length the cost of the improvements, construction management, and interest in retaining an architect.

Council Member Denzine requested a full accounting of the funds coming into the City as delineated in the Venue Lease Management Agreement to include "Venue Revenue": the City's share of parking fee revenue generated in the Parking Areas, Base License Fees, City Events, Naming Rights, Performance License Fees, Applicable Sales Tax Proceeds, and BallCorps Non-Baseball Events. "I have not seen a full accounting, could we get that?" She also referred to the Revenue Protection Period also in the Agreement. Director of Development Services Mary Beth Broeren responded that Ballcorps submitted the requested information in their annual audit report. She also told Council Member Denzine that the information could be provided.

During the discussion on beginning the process for constructing the new \$6 million Clubhouse, Council Member Denzine asked, "Just for clarification, if this isn't done then Ballcorps just goes away, and we lose it? Is that really the ultimatum?"

Mary Beth responded: "If this doesn't occur then the Facility is deemed to be non-compliant by the MLB and the Angels have the right to pull out and not sponsor, just like any Major League Team doesn't have to agree, so then you lose the team basically. And BallCorps, I believe it is BallCorps and not the City, is fined \$250,000 a year for every year that they are not compliant."

After all discussion of the improvements for Toyota Field, Director of Development Services Mary Beth Broeren asked council if they were on board and okay with staff moving forward and hiring an architect and bringing forth the contracts for council to approve to begin the process of doing the design and at that time a decision can be made as well as the decision for bids.

MISCELLANEOUS

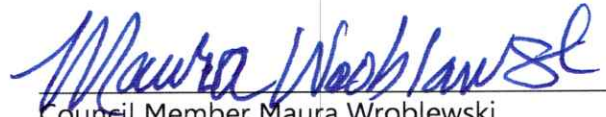
The following miscellaneous items were discussed:

- Budget completion date
- Capital projects
- Public comments
- Fence installation around cemetery
- Budget work session date
- Nature's Trail Phase III zoning
- Current condition of City Hall animal shelter
- MARF

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 5:28 p.m.

Minutes No. 2023-09-WS, dated August 28th, 2023, read, approved, and adopted this 9th day of September 2023.



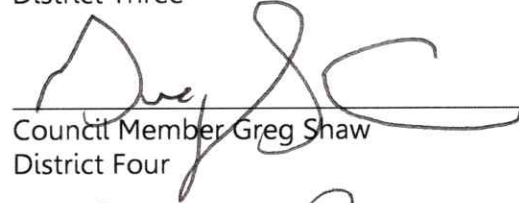
Council Member Maura Wroblewski
District One



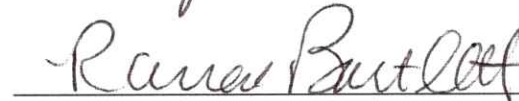
Council Member Connie Spears
District Two



Council Member Teddy Powell
District Three



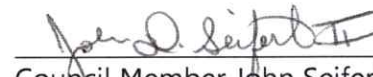
Council Member Greg Shaw
District Four



Council Member Ranae Bartlett
District Five

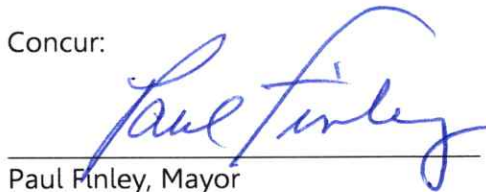


Council Member Karen Denzine
District Six



Council Member John Seifert
District Seven

Concur:

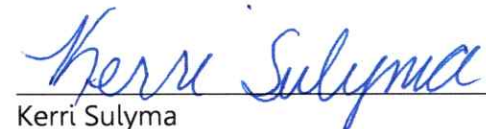


Paul Finley, Mayor

Attest:



Lisa D. Thomas
City Clerk-Treasurer



Kerri Sulyma
Recording Secretary